



## REPORT TO THE PLANNING COMMISSION

April 17, 2013

AGENDA ITEM NO. **VIII-A**  
COMMISSION MEETING 04.17.13

APPROVED BY

FROM: MIKE SANCHEZ, Planning Manager  
Development & Resource Management Department

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DEPARTMENT DIRECTOR

SUBJECT: CONTINUATION OF CONDITIONAL USE PERMIT APPLICATION NO. C-11-163,  
CONDITIONAL USE PERMIT APPLICATION NO. C-12-002, VESTING TENTATIVE  
TRACT MAP NO. T-6015, AND RELATED ENVIRONMENTAL FINDINGS

### RECOMMENDATION

FFDA Properties, LLC., has filed Conditional Use Permit Application No. C-11-163, Conditional Use Permit Application No. C-12-002, and Vesting Tentative Tract Map No. 6015 pertaining to approximately 1.29 net acres of property located on the easterly side of Broadway Street between Calaveras and San Joaquin Streets in Downtown Fresno.

Conditional Use Permit Application No. C-11-163 proposes the development of eight three story five-plex buildings with a total of 40 residential units on the southerly portion of the subject property. Conditional Use Permit Application No. C-12-002 proposes the development of six three story five-plex buildings with a total of 30 residential units on the northerly portion of the subject property. The project includes the demolition of an existing accessory building located on the subject property and the removal of a "sunroom" addition made to the historic Levinson Home (Historic Property No. 278) when it was relocated to the subject property in 1991. The Levinson Home will be rehabilitated for use as a manager's unit and club house. Vesting Tentative Tract Map No. 6015 proposes a one-lot subdivision for condominium purposes.

Portions of the existing public street rights-of-way adjacent to the subject property are proposed to be vacated in order to facilitate the proposed project. These vacations include one foot of the existing Calaveras Street right-of-way width and four feet of the existing Broadway and San Joaquin Street right-of-way widths. The proposed project will also involve installation and construction of both public and private facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.

**The applicant and City staff are working together to address project specific design considerations and requirements respective to advanced planning efforts within the broader context of the greater downtown area in order to assure conformance to, and feasibility of, potential initiatives for the future urban form of downtown. Therefore, staff recommends that New Matter Item VIII-A be continued to May 1, 2013.**